

NORTHGATE STAKEHOLDERS GROUP
Roof View of Early King County TOD Concepts
May 11, 2004 Meeting Handouts from
Dept. of Planning and Development

NORTHGATE TRANSIT ORIENTED DEVELOPMENT PROJECT



BUILDING KEY

- (A) **Office**
11,000 sf Retail at 1st Ave
176,000 sf Office
8 Levels
- (B) **Hotel**
10,000 sf Retail at 1st Ave
200 Rooms
7 Levels
- (C) **Residential Lofts**
42 Residential Units
6 Levels of 2 story Lofts
- (D) **Parking Structure**
604,000 sf parking
6 Levels
- (E) **Residential Building**
24,000 sf parking below 3rd Ave
117 Residential Units
5 Levels
4 Ground level townhouses
- (F) **Residential Building**
25,200 sf parking below 3rd Ave
117 Residential Units
5 Levels
- (G) **Residential Rooftop Townhouse**
36 Residential Units
1 1/2 Levels

TRANSIT KEY

- (TA) Transit Access
- (TL) Transit Layover
- (P) Parking Access

FEATURES

- ① Existing wetland to remain
- ② Open space and storm water detention
- ③ Bus and traffic lanes coordinated with city
- ④ Signalized intersection
- ⑤ Vertical Circulation between parking structure, Transit Center and other uses
- ⑥ Pedestrian circulation from parking structure to Office and Hotel.
- ⑦ Future connection to Light Rail Station at south mezzanine level
- ⑧ Pedestrian island at 1st Avenue
- ⑩ Vehicle ramp to parking structure above Transit Center
- ⑪ Vehicle ramp to residential parking area
- ⑫ Residential courtyard, with planting along parking structure
- ⑬ Parking vertical circulations
- ⑭ Parking ventilation integrated with residential elements
- ⑮ Short term parking and drop-off

ROOFTOP PLAN

Alternative 2 Preliminary Concept
March 19, 2003



HEWITT
ARCHITECTS

